



Town of Exeter Public Safety Study Community Meeting

May 4, 2022

AGENDA

- Introductions
- Review Program Summary
- Review of Sites
- Recommended Options
- Individual Sites Review
- Deeper Dive & Future
- Conceptual Budgets
- Q&A



Space Program Summary

PD & FD



Executive Summary Central FD Station

Space Designation		Space Need			
No.	Function	Reference	2021 (current need)	2030	2040
COMMON/SUPPORT SPACES					
C-1	Common/Support Spaces	2,869	2,993	2,993	2,993
	COMMON/SHARED TOTAL	2,869	2,993	2,993	2,993
FIRE DEPARTMENT					
F-1	Fire Administration	2,093	2,975	3,640	3,880
F-2	Fire Station	11,244	11,308	11,308	11,308
F-3	FD Departmental Support	1,938	2,155	2,155	2,155
	FIRE TOTAL	15,274	16,438	17,103	17,343
BUILDING SUPPORT					
S-1	Facility Support	1,825	1,943	1,943	1,943
	BUILDING SUPPORT TOTAL	1,825	1,943	1,943	1,943
	TOTAL ALL PROGRAMS	19,968	21,373	22,038	22,278

Notes

Existing FD Benchmark

Approx.

12,101

Efficiency Factor 25%

% Increase from Existing FD Building GSF

12,101

177%

182%

184%

Level 1 = 6,540 +/- GSF

Level 2 = 4,493 +/- GSF

Level 1 & 2 Shared Space = 1,086 +/- GSF

Total Existing FD = 12,101 +/- GSF

FD Sub Station Summary *(this space is included in the overall Central Station GSF)*

SUBTOTAL Net Square Footage	4,677
Grossing Multiplier at 25%	1,170
TOTAL GSF	5,847



Central FD Station

Executive Summary cont'd - Parking

Vehicle Parking Requirements					Notes
	STAFF PERSONAL	VISITORS	ADMIN STAFF	TOTAL	
Fire Department Staff	16	0	6	22	Secured Parking controlled by gate/fence
Public	0	2	0	2	
TOTAL PARKING NEED	16	2	6	24	

FD Equipment List						
TYPE	NUMBER		SIZE (LxWxH)	TYPE	BAYS #	
Class A Engine	3		33x9x10	Enclosed	single loaded Bay	3
Rescue Engine	1		33x9x10	Enclosed	single loaded Bay	1
109 Aerial Ladder	1		42x9x12	Enclosed	single loaded Bay	1
ALS Ambulances	3		23x9x9	Enclosed	Locate in smaller Ambulance Bays	3
Brush Truck	1		22x7x9	Enclosed	Assigned to the Division Chief	1
16' Boat Trailer	1		18x7x4	Enclosed	Currently located outdoors	
Staff Vehicles	4		size varies	Enclosed	Currently located outdoors	1
Support Vehicles	1		22x7x9	Enclosed	Currently located outdoors	
Response Trailer	2		24x8x8	Enclosed	Currently located outdoors	
Light Tower Trailer	1		12x6x5	Enclosed	Currently located outdoors	
49' Aerial Lift	1		24x9x8	Enclosed	Currently located outdoors	
Museum - 1893 Steam Engine	1			Enclosed	Locate in a display area adjacent to Lobby	1

Main FD Station - (5) 18 x 50 Large Apparatus drive-thru Bays, (2) Ambulance/EMS double loaded bays @ 14 x 50 or (4 vehicles) bays at 14 x 50
Main Station in case of a Substation is built the Main Station Bays are revised to: 4 bays at 18 x 50, 2 bays at 14 x 50 for EMS/Ambulances
Substation Bays - (1) 18 x 50 Large Apparatus Bays, (1) 14 x 50 EMS/Ambulance Vehicle Bay double loaded (can be (2) single bays at 14 x 30)



POLICE DEPARTMENT Executive Summary

Space Designation		Space Need			
No.	Function		2021 (current need)	2030	2040
COMMON/SHARED SPACES					
C-1	Common Spaces	2,803	2,449	2,449	2,449
	COMMON/SHARED TOTAL	2,803	2,449	2,449	2,449
POLICE DEPARTMENT					
P-1	Records Storage	600	775	775	775
P-2	Community Resources	200	0	0	0
P-3	Administration	425	2,140	2,140	2,140
P-4	Dispatch	800	610	770	770
P-5	Booking and Intake	2,115	2,075	2,075	2,075
P-6	Property and Evidence	2,363	1,380	1,380	1,380
P-7	Investigations	720	765	925	925
P-8	Patrol/Operations/Training	2,388	1,493	1,595	1,595
P-9	PD Departmental Support	2,113	1,834	1,834	1,834
	POLICE TOTAL	11,723	11,071	11,494	11,494
BUILDING SUPPORT					
S-1	Facility Support	2,180	1,843	1,843	1,843
	BUILDING SUPPORT TOTAL	2,180	1,843	1,843	1,843
	TOTAL ALL PROGRAMS	16,705	15,363	15,785	15,785

Notes

Existing PD Benchmark

Approx. GSF

7,402

on 2 Levels

Level 1 = 3,439+/- SF Gross

Proposed 20 year Space Program Delta

226%

208%

213%

213%

Level 2 = 2,895+/- SF Gross

Level 1 & 2 Shared Space = 1,068 GSF

Total Existing PD - 7,402 GSF

NOTE: The PD Space Program was reduced from 17,714 GSF to 15,785 GSF
An 11% reduction.



POLICE DEPARTMENT Executive Summary cont'd - Parking

Parking Requirements				
	STAFF Secured	VISITORS Adjacent to PD Entrance	PD VEHICLES Secured	TOTAL
Police Department	20	2	17	39
Public/Visitors Community Room	0	10	0	10
Auto Impound Area				2
TOTAL PARKING NEED	20	12	17	49

Notes

includes required ADA spaces - Covered parking for Command Vehicles and Cruisers (12 total)

includes 2 ADA spaces

Fenced in area with CCTV coverage and lighting

PD Special Requirements
CCTV Security at building perimeter, parking, interior spaces
Radio / Communication Antenna
Dispatch Consoles
Building Security System including card key access, bollards, fencing, video surveillance
Detention Hardware
Evidence Storage and Biometric Evidence Drop Lockers & Evidence Processing Equipment



MRI PD & FD Operational Report

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EXETER FIRE DEPARTMENT SPATIAL NEEDS ASSESSMENT

INTRODUCTION

Municipal Resources, Incorporated, (MRI) of Plymouth, New Hampshire was engaged by Lavalley/Brensinger Architects to conduct an independent assessment of the current and anticipated spatial needs of the Exeter Police and Fire Departments. This required an evaluation of the current Exeter Public Safety Complex located at 20 Court Street, Exeter, New Hampshire. The Exeter Fire Department (EFD) currently operates from this single centrally located/strategically positioned facility to provide the appropriate deployment of fire, rescue, emergency management and emergency medical services to the community. Although the current facility is located within the downtown area, the EFD struggles to provide rapid response times to the outlying areas of the 19.9 square miles that makeup the community.

METHODOLOGY

MRI Director of Fire/EMS Services Brian Duggan met with Lavalley/Brensinger Architect Robert Robicsek. In addition, Brian also met with Fire Chief Eric Wilking and members of the command staff at the Exeter Public Safety Complex to gather an overview of practical uses of existing space needed for this assessment. Though the physical structure was assessed by an MRI team in the broader sense of a combined public safety services complex, Mr. Duggan's study was limited to the practical space use of those areas occupied and used by the EFD to obtain an overview of the use and operational limitations of existing space.

During this site visit, Mr. Robicsek described planning and design challenges to the structure due to original construction, property lines, the potential of nearby historic buildings, and other limiting factors. Chief Wilking explained that the original structure had been renovated several times since the original 1978 construction to meet the expanding needs of the Fire Department. Chief Wilking provided an overview of the station and outlined operational challenges faced by

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EXETER POLICE DEPARTMENT SPATIAL NEEDS ASSESSMENT

INTRODUCTION

Municipal Resources, Incorporated, (MRI) of Plymouth, New Hampshire was engaged by Lavalley|Brensinger Architects to conduct an independent assessment of the current and anticipated spatial needs of the Town of Exeter Public Safety Complex facility located at 20 Court Street, Exeter, New Hampshire.

METHODOLOGY

MRI Director of Police Services Sean Kelly met with Lavalley|Brensinger Architect Robert C. Robicsek, Exeter Police Chief Steve Poulin, Deputy Chief Michael Munck, and Lieutenant Steven Bolduc at the Exeter Public Safety Complex to gather an overview of practical uses of existing space needed for the assessment. Though the physical structure was assessed by an MRI team in the broader sense of a combined public safety services complex, Mr. Kelly's study was limited to the practical space use of those areas occupied and used by the Exeter Police Department.

Mr. Robicsek described planning and design challenges to the structure due to original construction, property lines, the potential of nearby historic buildings, and other limiting factors. Chief Poulin explained that the original structure had been renovated several times since the original 1978 construction to meet the needs of the department. During a tour of the facility, Chief Poulin pointed out spaces that had been adapted for use by closing otherwise publicly accessible areas, the installation of space sharing furniture, construction of flooring where an atrium previously existed, repurposing of hallways and storage closets et al.

Additional data was collected during a comprehensive tour of every police department space within the existing structure and of the town owned footprint immediately surrounding the building. Outbuildings at off-sight locations were briefly described but not toured. But for noting the desirable and recommended call for centralized services in one building/facility, these outbuilding spaces are not considered in this assessment.



Summary of Proposed Sites



Town of Exeter, NH - Public Safety Study

Evaluation of Site Options

PROPOSED SITE OPTIONS – SUMMARY		
1	<p>20 Court Street - Explore renovation and additions to the existing PSC facility to accommodate the current and future programmatic needs of the PD and the FD.</p> <p>Options:</p> <ul style="list-style-type: none"> • New Combined PD/FD Facility • FD Only – new building with the demolition of the existing building or a combined existing/addition project • PD Only – new building or combined existing/addition 	<ul style="list-style-type: none"> • Combined PD/FD does not fit on the site • FD Main Station does fit • PD does fit on this site but the preference is to give priority to the FD
2	<p>6 Continental Drive @ Industrial Park - Renovate the existing PSC for the use of one department (PD or FD) and relocate the other department to a new site (PD or FD) – the 2-acre parcel at 24 Continental Drive in the Industrial Park. Options:</p> <ul style="list-style-type: none"> • New PD • New 2 Bay FD Substation • New PD with a 2 Bay FD Substation – combined 	<ul style="list-style-type: none"> • All three options work on this site. • The New PD with a 2 Bay FD Substation is a tight fit but it does appear to work
3	<p>Holland Way Lot - Relocate both PD/FD departments to a new site in a new combined Public Safety Complex (PSC) on a portion of the approximately 17-acre site on Holland Way adjacent to the Exeter Sportsman’s Club. This option will abandon the current PSC and make it available for other future Town uses. Based on review of the Town-provided GIS “heat maps” for service calls, this option may require a small FD Substation on the West Side, potentially on the 2-acre site on Continental Drive. Options:</p> <ul style="list-style-type: none"> • Main FD Station • Combined PD/FD 	<ul style="list-style-type: none"> • Based on the location of this site, we recommend a New Combined Public Safety Building • Based on the location of the site within the Town, a FD Substation at another location – 6 Continental Drive – would be required to address the response time.
4.	<p>32 Court Street - Existing Rec and Senior Center Site -this is a small site featuring two existing buildings and on grade parking. This is a small site. We explored the following option:</p> <ul style="list-style-type: none"> • PD Only - new building with the demolition of the existing building on site. The site will not accommodate the required parking and poses challenges with site access. 	<ul style="list-style-type: none"> • Combined PD/FD does not fit on the site • FD Main Station does not fit on the site • PD building only does fit on this site but the required parking, site access, and on-site vehicular access does not fit.
PHASED IMPLEMENTATION OPTIONS SUMMARY	<p>Proposed Phasing Options (all option are based on a two step / two building approach</p> <ul style="list-style-type: none"> A. Construct a new PD at 6 Continental Drive, relocate the entire PD, and renovate/add to the 20 Court Street facility for the FD Main Station B. Construct a new PD and a 2 Bay FD Substation at 6 Continental Drive, relocate the entire PD and part of the FD operations, and renovate/add to 20 Court Street for the FD Main Station C. Construct a new PD and a 2 Bay FD Substation at 6 Continental Drive, relocate the PD and part of the FD operations, demolish the existing building a 20 Court Street and construct a new one story FD Main Station D. Construct a new combined Public Safety Building (PD/FD) at Holland Way and abandon the existing building at 20 Court Street for reuse by the Town E. Construct a new combined Public Safety Building (PD/FD) at Holland Way and construct a new 2 Bay FD Substation at 6 Continental Drive. Abandon the existing building at 20 Court Street for reuse by the Town F. Construct a new PD and a 2 Bay FD Substation at 6 Continental Drive, relocate the entire PD and part of the FD operations, and construct a new FD Facility at the Holland Way location and relocate the Main FD there. Abandon the existing building at 20 Court Street for reuse by the Town. 	

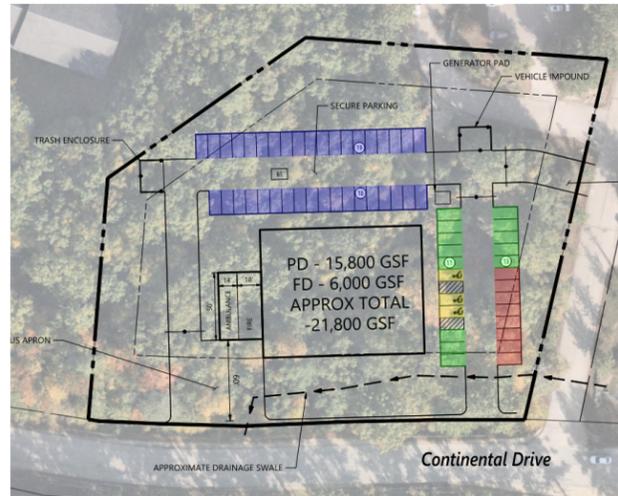


Recommended Options & Review of Sites

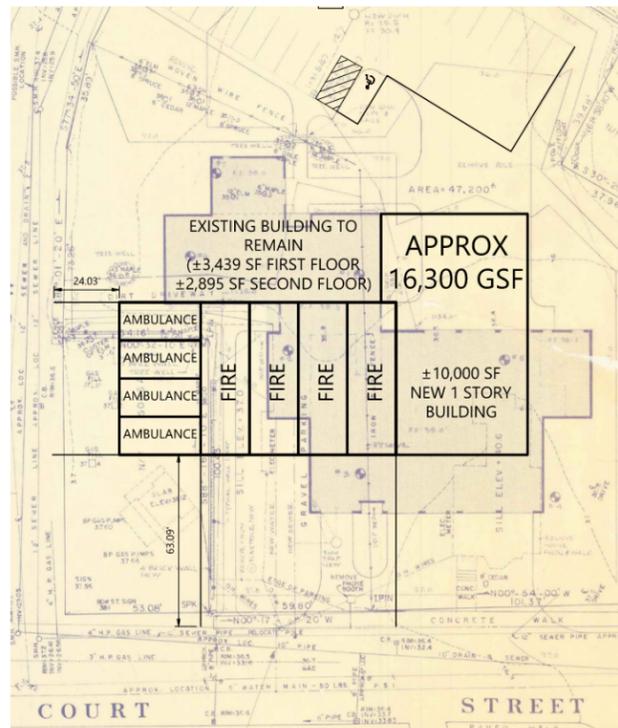


RECOMMENDED TOP 3 OPTIONS - IN ORDER OF RANK

OPTION 1



6 Continental Drive @ Industrial Park



20 Court Street

This is a two-phase implementation process.

6 Continental Drive @ Industrial Park

New 2 story PD w/ FD Substation on Continental Dr. PD Space Program - approximately 15,800 GSF. FD Substation Space Program – approximately 6,000 GSF. Total building – approximately 21,800 GSF. Parking for approximately 60 parking spaces. PD relocates to the new PD facility. A portion of the FD relocates to the new FD Sub Station.

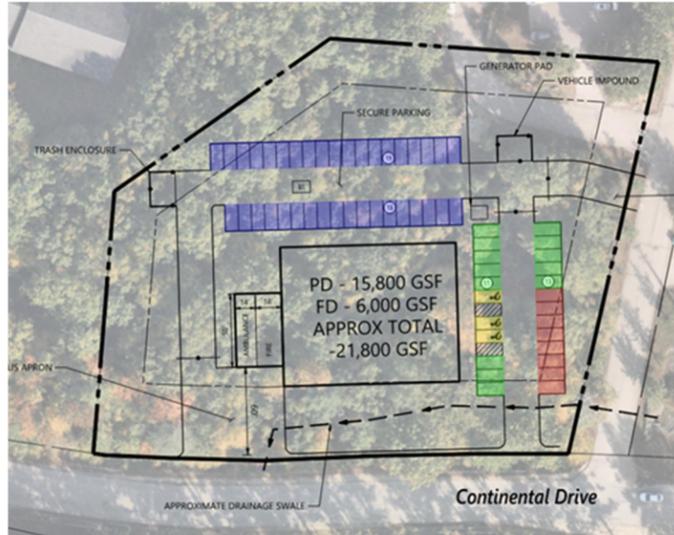
20 Court Street

Renovation/addition to the Existing PSB for FD use only. This option requires the demolition of the existing apparatus bays and one story apparatus and support area. The 2 story PD area may remain and will be renovated into the new FD Admin space totaling approximately 6,300 GSF (*requires temporary accommodations for a portion of the FD operations for 12 to 18 months*). A portion of the FD operations relocates to the Sub Station. This option calls for an approximately 10,000 GSF one story of new construction for the FD apparatus bays, Fire and EMS support vehicles, and living quarters. Total FD Space Program - approximately 16,300 GSF. Parking for approximately 25 cars.

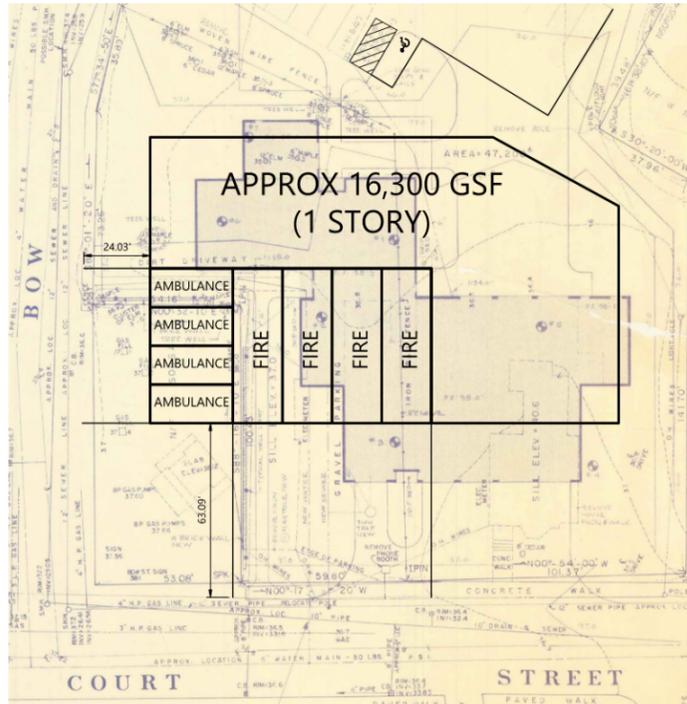
A one-story addition is preferred by the Fire Chief based on efficiency of operations and fire fighter safety.



OPTION 2



6 Continental Drive @ Industrial Park



20 Court Street

This is a two-phase implementation process.

6 Continental Drive @ Industrial Park

New 2 story PD w/ FD Substation on Continental Dr. PD Space Program - approximately 15,800 GSF. FD Substation Space Program – approximately 6,000 GSF. Total building – approximately 21,800 GSF. Parking for approximately 60 parking spaces. PD relocates to the new PD facility. A portion of the FD relocates to the new FD Sub Station.

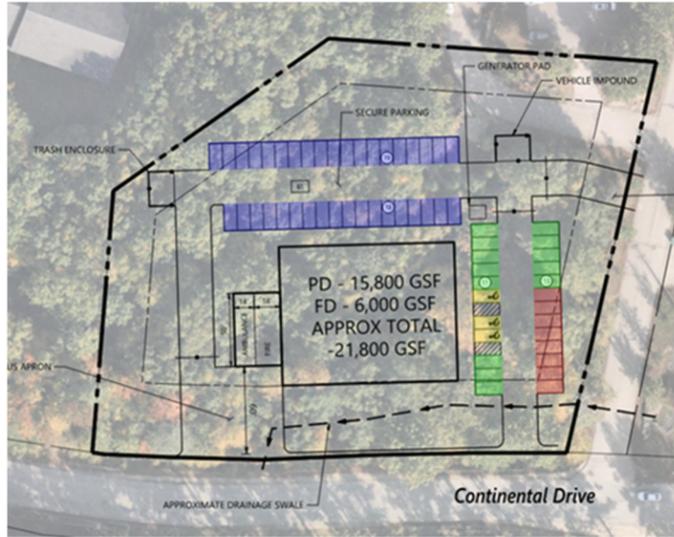
20 Court Street

Demolish the existing PSB building and construct a NEW one story Main FD with 4 apparatus bays and 4 ambulance/EMS/Fire support vehicle bays (FD will require temporary accommodations for 12 to 18 months). Total Space Program calls for approximately 16,300 GSF on one level. Parking for approximately 25 cars.

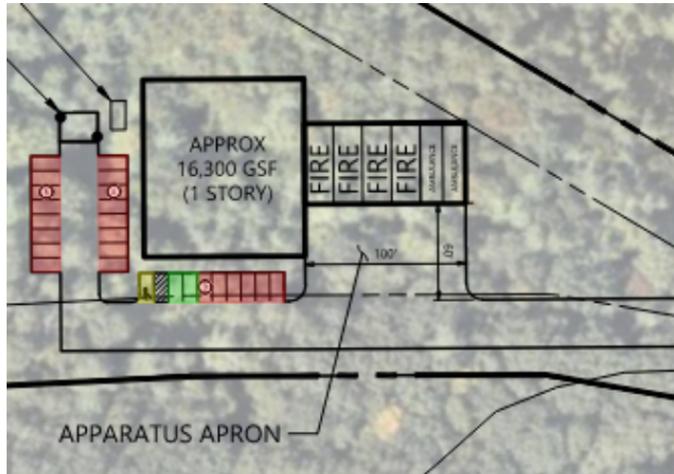
A one-story addition is preferred by the Fire Chief based on efficiency of operations and fire fighter safety.



OPTION 3



6 Continental Drive @ Industrial Park



Holland Way Lot

This is a two-phase implementation process.

6 Continental Drive @ Industrial Park

New 2 story PD w/ FD Substation on Continental Dr. PD Space Program - approximately 15,800 GSF. FD Substation Space Program – approximately 6,000 GSF. Total building – approximately 21,800 GSF. Parking for approximately 60 parking spaces. PD relocates to the new PD facility. A portion of the FD relocates to the new FD Sub Station.

Holland Way Lot

Build a new 1 story Main FD on Holland Way with 4 apparatus bays and 2 ambulance bays. Approximately 16,300 GSF with parking for 25 vehicles. Investigate the existing utilities near site and access to Holland Way with Blanchard and Osram (neighbors). New FD would be located as close to Holland Way as possible to minimize site work and to attempt to avoid potential lead contamination from adjacent to the gun club – Town needs to investigate this item along with potential site access/easement agreements with adjacent property owners.

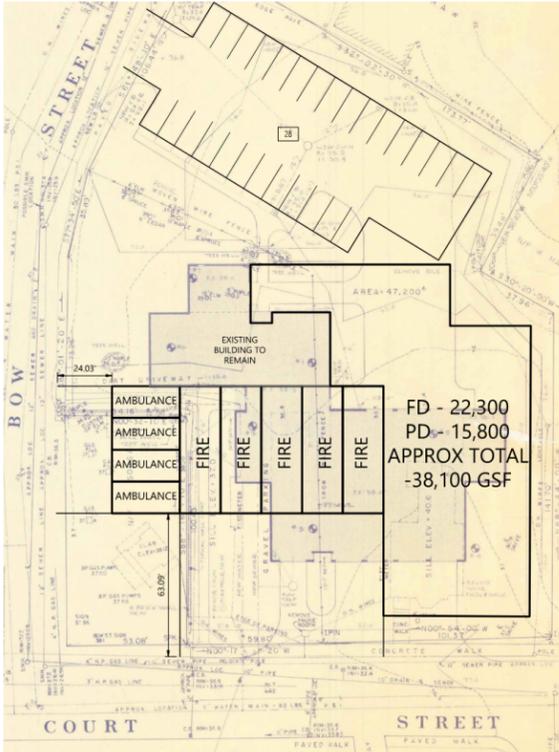
A one-story FD facility is preferred by the Fire Chief based on efficiency of operations and fire fighter safety.

PD relocates to the new PD facility. A portion of the FD operations relocates to the FD Sub Station. The remainder of the FD operations relocates to the new Main Station. This option does not require temporary facilities for the FD.

Building upon this site for a Public Safety use will eliminate any future use of this location for a Surface Water Treatment Plant (SWTP). A SWTP was previously designed for the site but never funded.

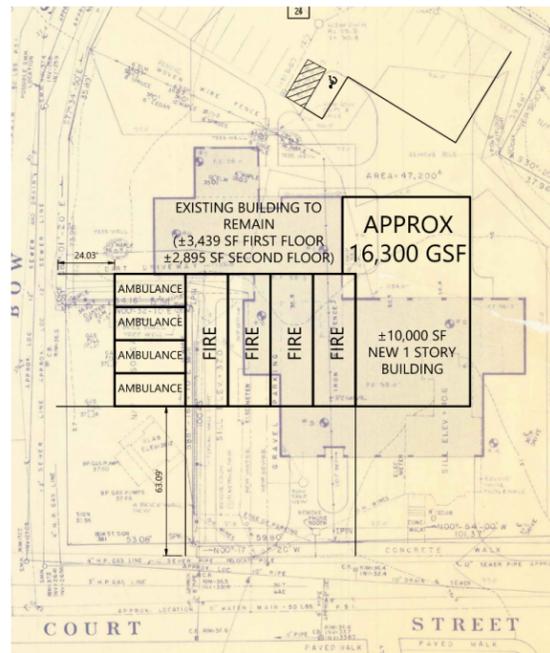


PRIMARY SITES CONSIDERED FOR THE STUDY

OPTIONS	GENERAL NOTES	ARCHITECTURAL - PRO	ARCHITECTURAL - CONS	CIVIL - PROS	CIVIL - CONS	RANKING
<p>EXISTING PSB SITE - COMBINED PD/FD 20 COURT STREET</p>   <p>This Option is not recommended</p>	<ul style="list-style-type: none"> • Site size: 1.18 buildable acre with an existing 17,000 SF 2 story building • Zoning District – C-1 Central Area Commercial • Site buffers • Site access 	<ul style="list-style-type: none"> • City Owned. • Located near Downtown and Town offices. • Access on 3 sides of the site allowing for multiple ingress and egress • Additional Public Parking adjacent to the site 	<ul style="list-style-type: none"> • Does not meet Space Program requirements for a combined PD/FD Public Safety Building • Site bounded on two sides with residential in residential neighborhood. • City access via residential & neighborhood streets. • Will require a 2 to 3 story facility plus structured parking to meet the parking requirements • Building mass needs to be close to the lot lines in a residential neighborhood 	<ul style="list-style-type: none"> • Site is already developed (urban/hard space). • Corner lot provides two existing access points (3rd access point may be considered). • Water, Sewer and Drain utilities already on site. • Proximity of public parking spaces at adjacent Town Recreation and Town Hall Complex, 	<ul style="list-style-type: none"> • Small parcel size. • Subsurface conditions expected based on previous work in the vicinity may include shallow groundwater, ledge (outcroppings observed on South Street) and/or marine clay. • Does not meet total combined parking requirements – significant deficiency 	



EXISTING PSB SITE - FD ONLY
20 COURT STREET



- Site size: 1.18 buildable acre with an existing 17,000 SF 2 story building
- Zoning District – C-1 Central Area Commercial
- Site buffers
- Site access

- City Owned.
- Located near Downtown and Town offices.
- Access on 3 sides of the site allowing for multiple ingress and egress
- Site is adequate for a new or renovated/addition Main FD Station
- It the current home of the FD
- Additional Public Parking adjacent to the site

- Site bounded on two sides with residential in residential neighborhood.
- City access via narrow residential & neighborhood streets.
- Existing building layout is not conducive to the FD Space Program – may require the demolition a portion of the existing building – the enclosed diagram indicates keeping the 2 story PD portion of the building, demolishing the FD sections, and constructing a new 1 story FD apparatus and living quarters

- Site is already developed (urban/hard space).
- Corner lot provides two existing access points (3rd access point may be considered).
- Water, Sewer and Drain utilities already on site.
- Proximity of public parking spaces at adjacent Town Recreation and Town Hall Complex,
- Meeting parking requirement
- Opportunity to duplicate lost municipal parking

- Small parcel size.
- Subsurface conditions expected based on previous work in the vicinity may include shallow groundwater, ledge (outcroppings observed on South Street) and/or marine clay.

EXISTING PSB SITE - PD ONLY
20 COURT STREET



- Site size: 1.18 buildable acre with an existing 17,000 SF 2 story building
- Zoning District – C-1 Central Area Commercial District
- Site buffers
- Site access

- City Owned.
- Located near Downtown and Town offices.
- Access on 3 sides of the site allowing for multiple ingress and egress
- Zoned appropriately
- Site is adequate for a new or renovated/addition PD Station
- It the current home of the FD
- Additional Public Parking adjacent to the site

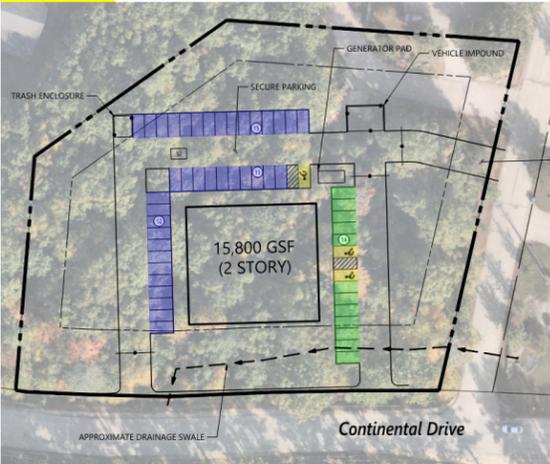
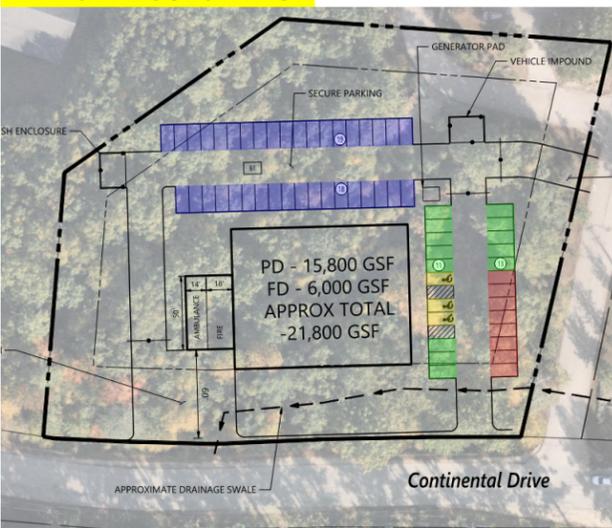
- Site bounded on two sides with residential in residential neighborhood.
- City access via residential & neighborhood streets.
- Will require a 2 story facility
- Repurposing the existing combined Public Safety Building may not be economical based on the current building layout. It may be beneficial to demolish the existing combined PSB and construct a new PD facility.

- Site is already developed (urban/hard space).
- Corner lot provides two existing access points (3rd access point may be considered).
- Water, Sewer and Drain utilities already on site.
- Proximity of public parking spaces at adjacent Town Recreation and Town Hall Complex,
- Meeting parking requirement
- Opportunity to duplicate lost municipal parking

- Small parcel size.
- Subsurface conditions expected based on previous work in the vicinity may include shallow groundwater, ledge (outcroppings observed on South Street) and/or marine clay.

This site will accommodate the new PD Facility per the approved Space Program



OPTIONS	GENERAL NOTES	ARCHITECTURAL - PRO	ARCHITECTURAL - CONS	CIVIL - PROS	CIVIL - CONS	RANKING
<p>6 Continental Drive @ Industrial Park PD ONLY</p> 	<ul style="list-style-type: none"> • Site size: 2.05 buildable acre vacant site • Zoning District – C-3 Epping Road Highway Commercial District • Site buffers • Site access 	<ul style="list-style-type: none"> • City Owned. • Access on 2 sides of the site allowing for multiple ingress and egress • Zoned appropriately • Site is adequate for a new PD Station • Site accommodates the entire PD Space Program and the required parking requirements • Site allows for secured parking and separation of public and PD parking 	<ul style="list-style-type: none"> • Site is located in an industrial park and some distance from the center of Exeter – perception by residents could be a challenge • May require a small PD touch-down space in the center of Exeter – perhaps located in the FD Main Station • Will require a 2 story facility 	<ul style="list-style-type: none"> • Meets parking requirements • Meets building requirements 	<ul style="list-style-type: none"> • Potential drainage swale (Dashed arrow line) in the front yard setback. Could have potential wetlands associated with poorly draining swale. This would have to be investigated by a wetland scientist to confirm. 	
<p>6 Continental Drive @ Industrial Park FD SUBSTATION ONLY</p> <p>This site will readily accommodate the small 2 bay FD Substation</p>	<ul style="list-style-type: none"> • Site size: 2.05 buildable acre vacant site • Zoning District – C-3 Epping Road Highway Commercial District • Site buffers • Site access 	<ul style="list-style-type: none"> • City Owned. • Access on 2 sides of the site allowing for multiple ingress and egress for apparatus • Zoned appropriately • Site is adequate for a new 2 Bay FD Substation • Site accommodates the entire FD Substation Space Programs and the required parking requirements 	<ul style="list-style-type: none"> • No cons for this option 	<ul style="list-style-type: none"> • Meets parking requirements • Meets building requirements 	<ul style="list-style-type: none"> • Potential drainage swale (Dashed arrow line) in the front yard setback. Could have potential wetlands associated with poorly draining swale. This would have to be investigated by a wetland scientist to confirm. 	
<p>6 Continental Drive @ Industrial Park PD with FD SUBSTATION</p> 	<ul style="list-style-type: none"> • Site size: 2.05 buildable acre vacant site • Zoning District – C-3 Epping Road Highway Commercial District • Site buffers • Site access 	<ul style="list-style-type: none"> • City Owned. • Access on 2 sides of the site allowing for multiple ingress and egress and separation of PD and FD traffic including FD apparatus • Zoned appropriately • Site is adequate for a new PD Station with 2 Bay FD Substation • Site accommodates the entire PD and FD Substation Space Programs and the 	<ul style="list-style-type: none"> • No cons for this option 	<ul style="list-style-type: none"> • Meets parking requirements • Meets building requirements 	<ul style="list-style-type: none"> • Potential drainage swale (Dashed arrow line) in the front yard setback. Could have potential wetlands associated with poorly draining swale. This would have to be investigated by a wetland scientist to confirm. 	

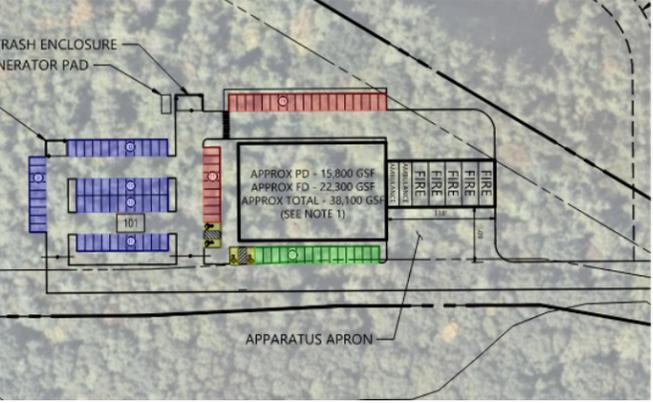


OPTIONAL MAY 17, 2022

		<p>required parking requirements</p> <ul style="list-style-type: none"> • Site allows for secured parking and separation of public and PD parking 			
<p>6 Continental Drive @ Industrial Park FD MAIN STATION</p> <p>Our team does not recommend this Option. This site is too remote for adequate FD response time for a Main Fire Station.</p>	<ul style="list-style-type: none"> • Site size: 2.05 buildable acre vacant site • Zoning District – C-3 Epping Road Highway Commercial District • Site buffers • Site access 	<ul style="list-style-type: none"> • FD site requirements appear to fit into this 2.05 acres site • Parking and apparatus apron appears to work • 2 Story Building • Car/ Small Vehicle traffic is separated from the Large Apparatus circulation • Continental Drive may not require an FD Signal to control traffic 	<ul style="list-style-type: none"> • Site is a tight fit for the Main FD Station Space Program • The extent of curb cuts on Continental Drive may be an issue to be explored further if this is a desired option • Location is not ideal and some distance from the center of Exeter impacting response time. If this option selected, would a small Sub Substation in the current location of the FD or another location? This needs to be discussed further. • Impact of the existing drainage swale on the large apparatus apron needs to be investigated further. 	<ul style="list-style-type: none"> • Meets parking requirements • Meets building requirements 	<ul style="list-style-type: none"> • Potential drainage swale (Dashed arrow line) in the front yard setback. Could have potential wetlands associated with poorly draining swale. This would have to be investigated by a wetland scientist to confirm.



Updated May 17, 2022

OPTIONS	GENERAL NOTES	ARCHITECTURAL - PRO	ARCHITECTURAL - CONS	CIVIL - PROS	CIVIL - CONS	RANKING
<p>Holland Way Lot Combined New PSB</p> 	<ul style="list-style-type: none"> • Site size: 51.00 acre site currently partially used by the Exeter Water Works and the Exeter Sportsmans Club. • Zoning District – CT Corporate Technology Park • Site buffers • Site access 	<ul style="list-style-type: none"> • City Owned. • Access from one sides of the site allowing for multiple ingress and egress and separation of PD and FD traffic including FD apparatus • Site is adequate for a new PD Station with 2 Bay FD Substation • Site accommodates the entire PD and FD Substation Space Programs and the required parking requirements 	<ul style="list-style-type: none"> • Access from only one sides of the site including PD and FD FD apparatus – this may pose an issue if the access road is blocked for some reason. May require a separate connection thru the adjacent industrial site. • Access road may be need to be shared with industrial neighbors • Site development and environmental costs may be higher at this site. • Located at remote location from center of Exeter which may pose response time challenges for the FD • This location may require a FD Substation at Downtown or 6 Continental Drive locations to address response time. • Building upon this site for a Public Safety use will eliminate any future use of this location for a Surface Water Treatment Plant (SWTP). A SWTP was previously designed for the site but never funded. 	<ul style="list-style-type: none"> • Ability to expand entry road for future development on back of site • Potential access for abutting property • Meets parking requirements • Meets building requirements 	<ul style="list-style-type: none"> • Low clearance transmission lines as seen along Holland Way. The second set of overhead wires appears to be low relative to the roadway. Field measurements of height as well as survey of the grades would be needed to further investigate whether or not it would be feasible to construct a roadway beneath the wires without the need to relocate them. • Need to add Fire Emergency Signal at Holland Way • Site development costs would be higher as there is no water or sewer service in the vicinity of the area to be developed. • Potential wetlands located on site adjacent to potential developed area as indicated on the Exeter GIS Database. • Building upon this site for a Public Safety use will eliminate any future use of this location for a Surface Water Treatment Plant (SWTP). A SWTP was previously designed for the site but never funded. 	
<p>32 Court Street - current site of Rec/Sr Center NEW PD</p>	<ul style="list-style-type: none"> • Site size: .085 acres with two existing buildings: 1 story Senior Center and 2 story Rec Department • Zoning District – C-1 Central Area Commercial • Limited Site buffers • Limited Site access 	<ul style="list-style-type: none"> • City Owned • Currently houses Town functions - Rec and Senior Centers • Located near Downtown, existing PSB Building, and Town offices. 	<ul style="list-style-type: none"> • Does not meet PD Space Program requirements for a combined PD Building - site is too small to accommodate parking needs and multiple site access points to separate public and PD vehicular traffic. • Site bounded on two sides with residential in residential neighborhood. • City access via residential & neighborhood streets. 	<ul style="list-style-type: none"> • Site is already developed (urban/hard space). • Corner lot provides two existing access points - to State and Court Streets • Water, Sewer and Drain utilities already on site. • Proximity of public parking spaces at adjacent Town Recreation and Town Hall Complex, 	<ul style="list-style-type: none"> • Small parcel size. • Subsurface conditions expected based on previous work in the vicinity may include shallow groundwater, ledge (outcroppings observed on South Street) and/or marine clay. • Does not meet total combined parking requirements – significant deficiency 	



Updated May 7, 2022



This Option is not recommended. The site is too small to accommodate the New PD building and parking needs - short up to 21 spaces

- Will require a 2 to 3 story facility plus alternative off-site parking to meet the PD Space Program total parking requirements
- Building mass needs to be close to the lot lines in a residential neighborhood



Site Diagrams

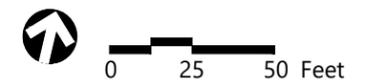


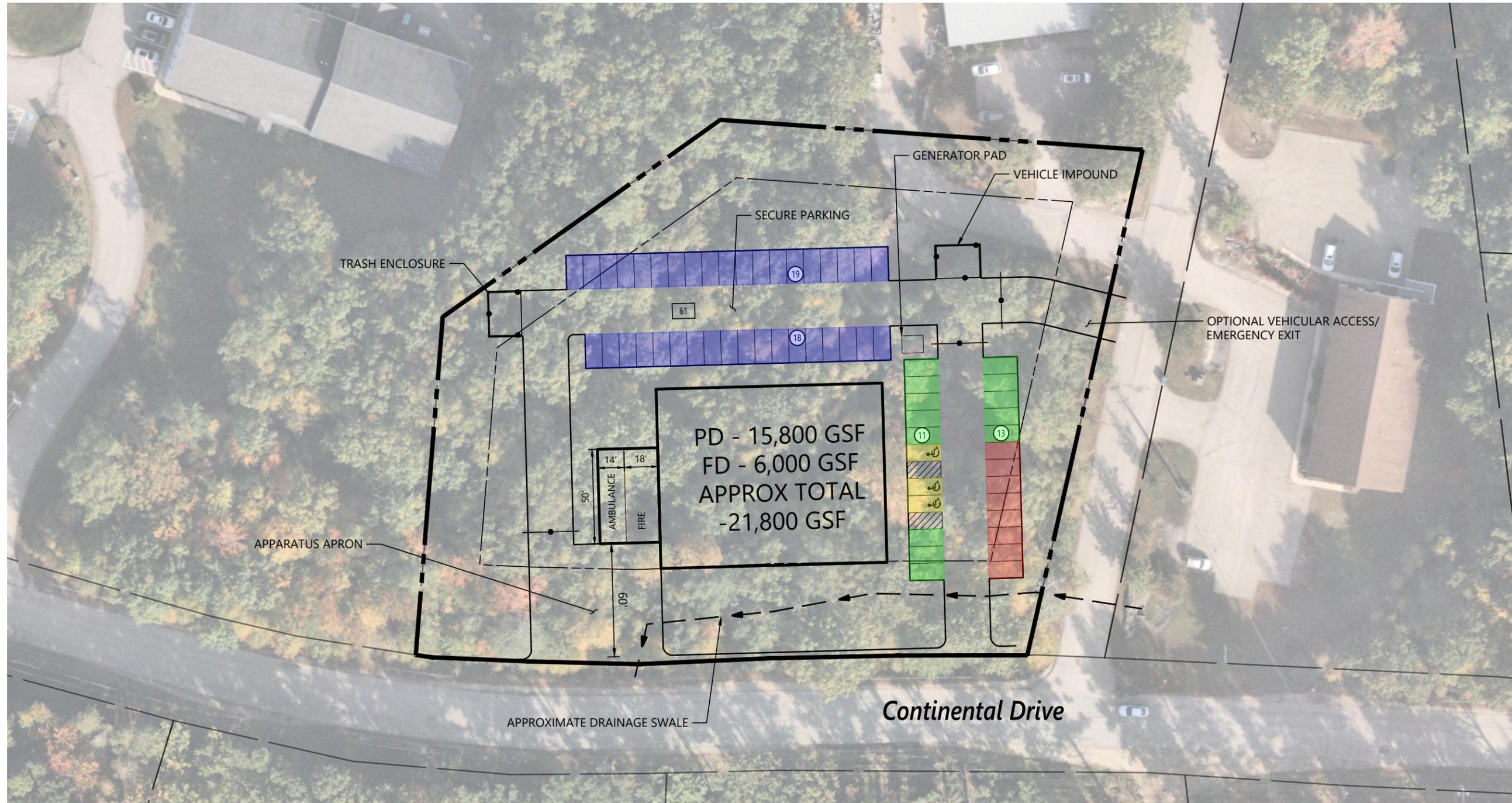
Police Department Conceptual Test Fit 6 Continental Drive, Exeter, NH

Source: **VHB**
Prepared for: **Review**
Date: **April 2022**

PARKING TOTAL - 52 SPACES

- POLICE DEPARTMENT STAFF
REQUIRED - 37 SPACES
PROVIDED - 37 SPACES
- PUBLIC
REQUIRED - 12 SPACES
PROVIDED - 12 SPACES
- ACCESSIBLE
REQUIRED - 3 SPACES
PROVIDED - 3 SPACES





Police Department & Fire Substation

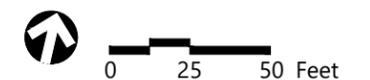
Conceptual Test Fit

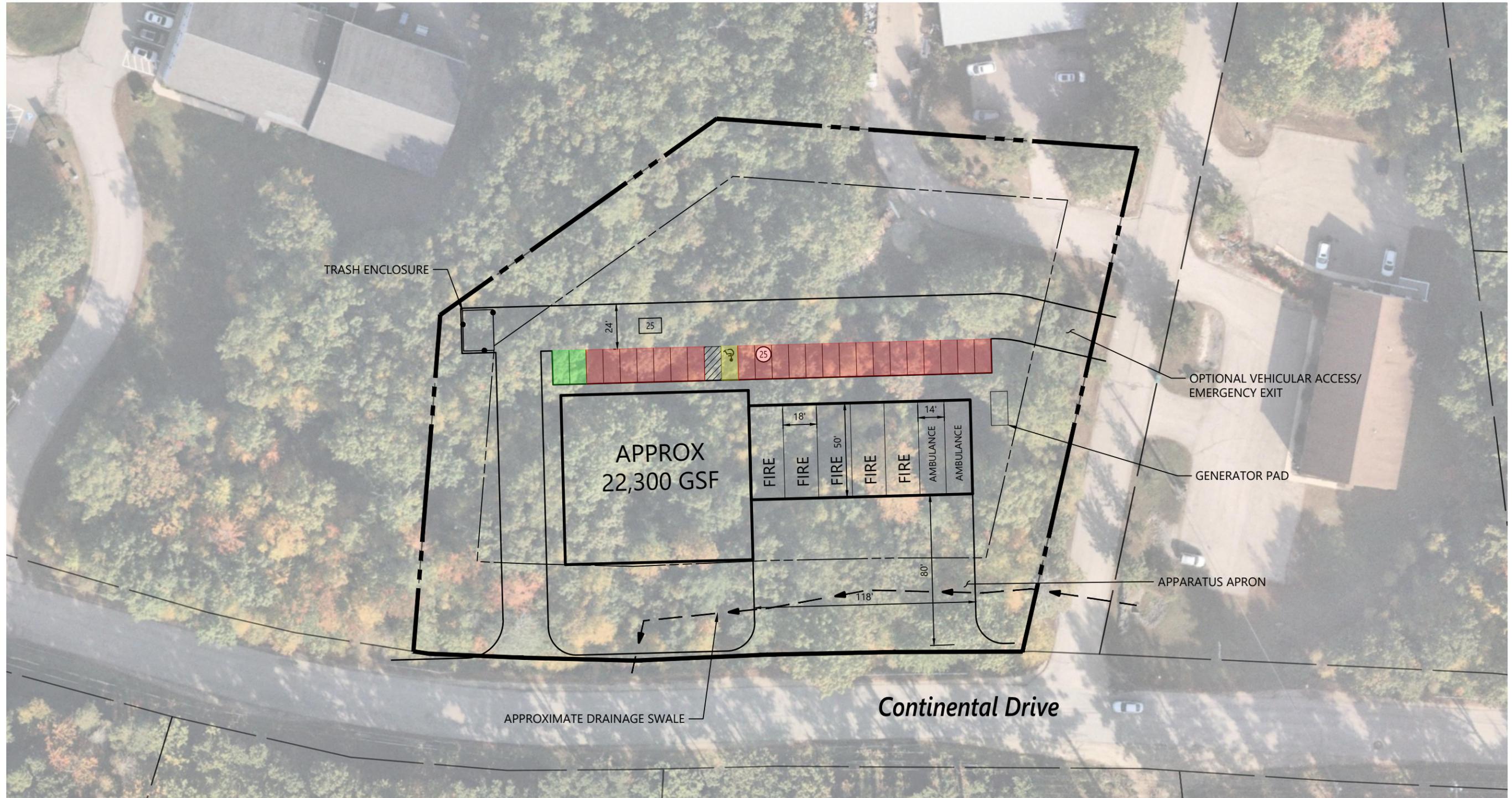
6 Continental Drive, Exeter, NH

Source: **VHB**
 Prepared for: **Review**
 Date: **November 24, 2021**

PARKING TOTAL - 61 SPACES

- FIRE DEPARTMENT STAFF
 REQUIRED - 8 SPACES
 PROVIDED - 8 SPACES
- ACCESSIBLE
 REQUIRED - 3 SPACES
 PROVIDED - 3 SPACES
- POLICE DEPARTMENT STAFF
 REQUIRED - 37 SPACES
 PROVIDED - 37 SPACES
- PUBLIC
 REQUIRED - 12 SPACES
 PROVIDED - 13 SPACES





Central Fire Station

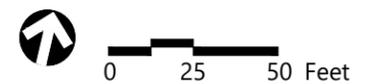
Conceptual Test Fit

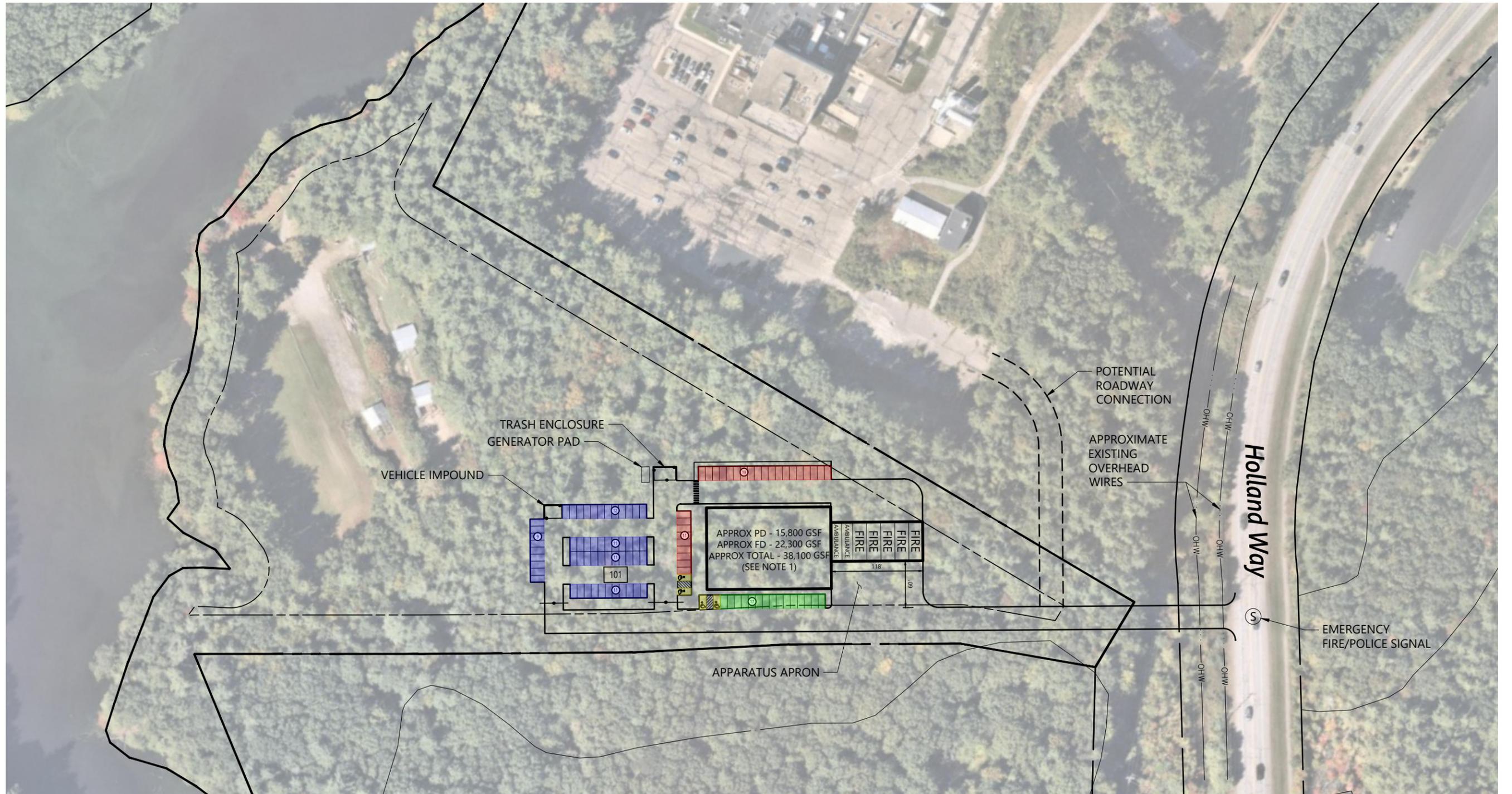
6 Continental Drive, Exeter, NH

Source: **VHB**
 Prepared for: **Review**
 Date: **April 2022**

PARKING TOTAL - 25 SPACES

- FIRE DEPARTMENT STAFF
 REQUIRED - 22 SPACES
 PROVIDED - 22 SPACES
- PUBLIC
 REQUIRED - 2 SPACES
 PROVIDED - 2 SPACES
- ACCESSIBLE
 REQUIRED - 1 SPACES
 PROVIDED - 1 SPACES





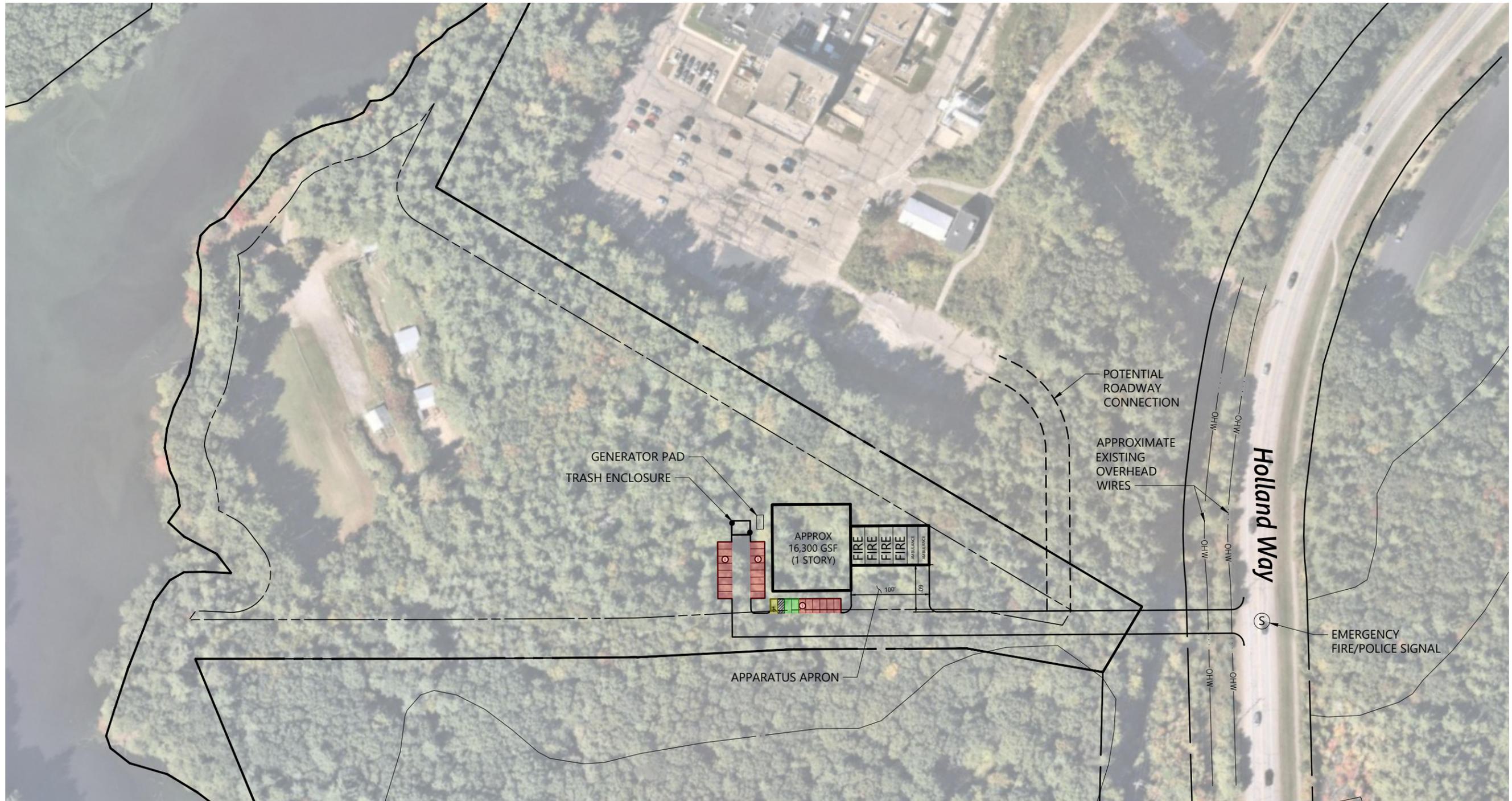
Police Department and Fire Department Conceptual Test Fit Holland Way, Exeter, NH

Source: **VHB**
Prepared for: **Review**
Date: **April 2022**

NOTES:
1) 22,278 SF FIRE DEPARTMENT + 17,714 SF POLICE DEPARTMENT = 39,992 SF. TOTAL BUILDING AREA IS LESS THAN COMBINED BUILDINGS TO ACCOUNT FOR SHARED USE SPACES BETWEEN THE FIRE AND POLICE DEPARTMENT

- PARKING TOTAL - 101 SPACES**
- FIRE DEPARTMENT STAFF
REQUIRED - 22 SPACES
PROVIDED - 28 SPACES
 - POLICE DEPARTMENT STAFF
REQUIRED - 37 SPACES
PROVIDED - 54 SPACES
 - PUBLIC
REQUIRED - 14 SPACES
PROVIDED - 15 SPACES
 - ACCESSIBLE
REQUIRED - 4 SPACES
PROVIDED - 4 SPACES





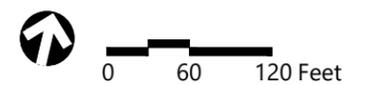
Fire Department Conceptual Test Fit Holland Way, Exeter, NH

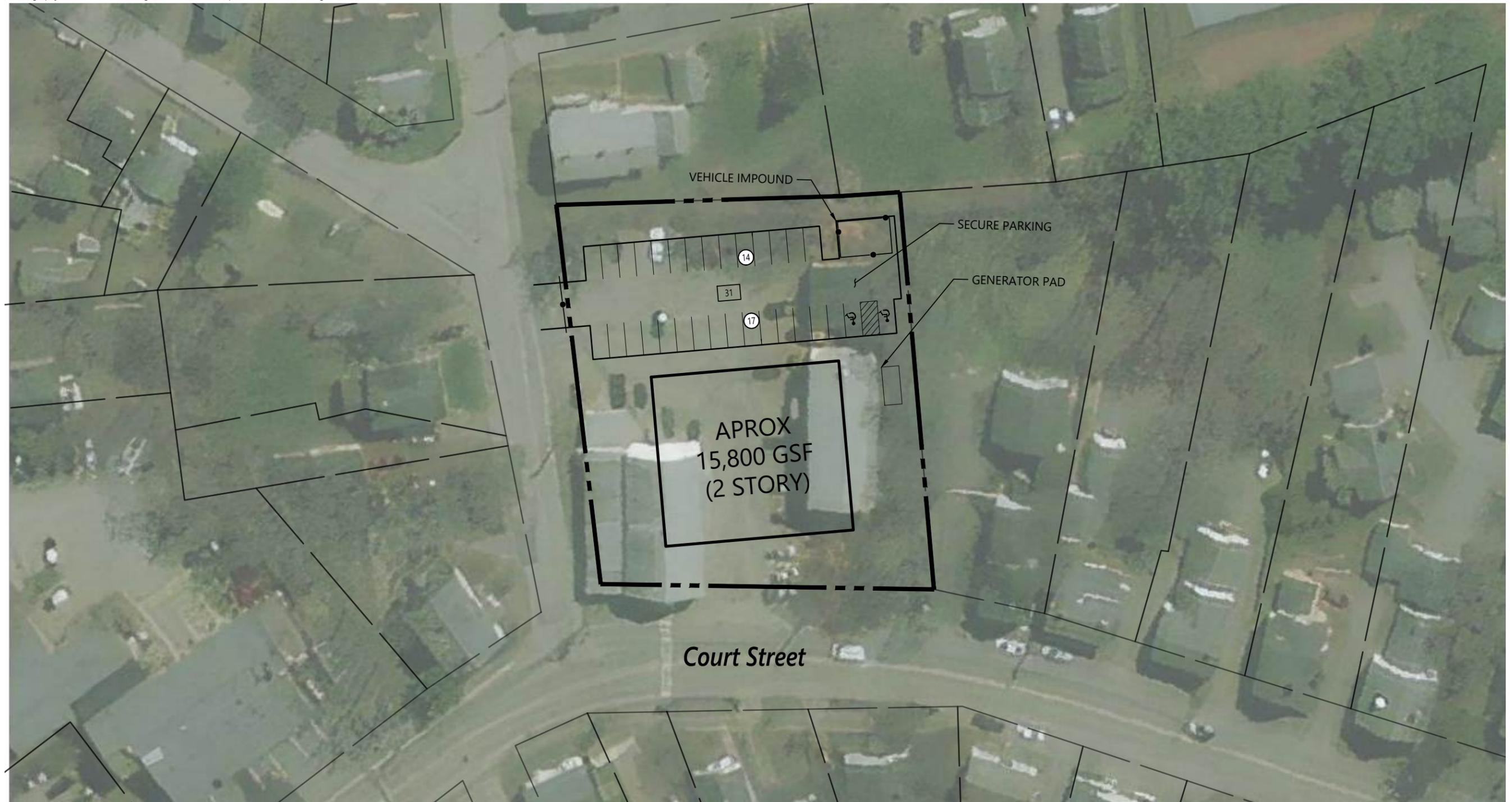
Source: **VHB**
Prepared for: **Review**
Date: **April 2022**

NOTES:
1) BASED ON CONSTRUCTION OF AN APPROXIMATE 6,000 GSF FD SUBSTATION AT CONTINENTAL DRIVE

PARKING TOTAL - 25 SPACES

- FIRE DEPARTMENT STAFF
REQUIRED - 22 SPACES
PROVIDED - 22 SPACES
- PUBLIC
REQUIRED - 2 SPACES
PROVIDED - 2 SPACES
- ACCESSIBLE
REQUIRED - 1 SPACES
PROVIDED - 1 SPACES





Police Department Conceptual Test Fit 30 Court Street, Exeter, NH

Source: **VHB**
Prepared for: **Review**
Date: **April 2022**

PARKING TOTAL - 31 SPACES

POLICE DEPARTMENT STAFF
REQUIRED - 37 SPACES
PROVIDED - 29 SPACES

PUBLIC
REQUIRED - 12 SPACES
PROVIDED - 0 SPACES

ACCESSIBLE
REQUIRED - 3 SPACES
PROVIDED - 2 SPACES



Parking short by 21 spaces



Conceptual Level Budgets

TOWN OF EXETER, NH - PUBLIC SAFETY STUDY

OPTION COMPONENTS	OPTION 1 Continental Drive & 20 Court Street	OPTION 2 Continental Drive & 20 Court Street	OPTION 3 Continental Drive & Holland Way
New PD at Continental Drive	\$ 8,928,490 - \$ 9,598,578	\$ 8,928,490 - \$ 9,598,578	\$ 8,928,490 - \$ 9,598,578
New FD Substation on Continental Drive	\$ 2,976,163 - \$ 3,199,526	\$ 2,976,163 - \$ 3,199,526	\$ 2,976,163 - \$ 3,199,526
20 Court St. - Renovate FD and Build FD Addition	\$ 8,702,064 - \$ 9,128,952		
20 Court St. - Demolish existing building and construction a new FD Facility		\$ 10,373,580 - \$ 10,894,716	
Holland Way - Construct a new FD Facility			\$ 10,754,730 - \$ 11,345,166
OPTION TOTALS:	\$ 20,606,717 - \$ 21,927,056	\$ 22,278,233 - \$ 23,692,820	\$ 22,659,383 - \$ 24,143,270

NOTE: We are working on developing conceptual budgets for the additional options



OPTION 1		Low		High	
6 CONTINENTAL DRIVE - NEW POLICE AND FIRE SUBSTATION					
Site Development		\$ 1,000,000		\$ 1,100,000	
Police Station - 15,785 s.f.	\$ 325-350 psf	\$ 5,130,125		\$ 5,524,750	
Fire Substation - 6,000 s.f.	\$ 325-350 psf	\$ 1,950,000		\$ 2,100,000	
Design and Construction Contingency - 10%		\$ 808,013		\$ 872,475	
Contractor General Conditions		\$ 560,000		\$ 560,000	
Construction Management Fee - 5%		\$ 472,407		\$ 507,861	
Subtotal Construction Costs:		\$ 9,920,544	\$ 455/sf	\$ 10,665,086	\$ 490/sf
Project Soft Costs - 20% of Construction Costs		\$ 1,984,109		\$ 2,133,017	
Architectural/engineering fees					
Geotechnical engineering					
Planning and permitting fees					
Builders' risk insurance					
Owner representative/clerk of the works					
Utility connection fees					
Backup generator					
Exterior signage					
Furniture, fixtures, equipment					
Gear storage, extractors, laundry equipment					
Security and IT equipment					
6 Continental Drive - Conceptual Level Project Costs:		\$ 11,904,653	\$ 546/sf	\$ 12,798,104	\$ 587/sf
Project Cost Associated with the Police Station		\$ 8,928,490		\$ 9,598,578	
Project Cost Associated with the Fire Substation		\$ 2,976,163		\$ 3,199,526	
20 COURT STREET - FIRE DEPARTMENT ONLY RENOVATION/ADDITION OPTION					
ASSUMES FIRE SUBSTATION WILL BE BUILT					
Site Development		\$ 850,000		\$ 875,000	
Demolition of Portions of Existing Building		\$ 140,000		\$ 160,000	
New 10,000 s.f. Fire Station Addition	\$ 350-370 psf	\$ 3,500,000		\$ 3,700,000	
Renovation to Existing 6,300 s.f. Facility	\$ 180-190 psf	\$ 1,134,000		\$ 1,197,000	
Design and Construction Contingency - 10%		\$ 562,400		\$ 593,200	
Contractor General Conditions		\$ 720,000		\$ 720,000	
Construction Management Fee - 5%		\$ 345,320		\$ 362,260	
Subtotal Construction Costs:		\$ 7,251,720	\$ 445/sf	\$ 7,607,460	\$ 467/sf
Project Soft Costs - 20% of Construction Costs		\$ 1,450,344		\$ 1,521,492	
Architectural/engineering fees					
Geotechnical engineering					
Planning and permitting fees					
Builders' risk insurance					
Owner representative/clerk of the works					
Utility connection fees					
Backup generator					
Exterior signage					
Furniture, fixtures, equipment					
Gear storage, extractors, laundry equipment					
Security and IT equipment					
20 Court Street - Conceptual Level Project Costs:		\$ 8,702,064	\$ 534/sf	\$ 9,128,952	\$ 560/sf
OPTION 1 - Total Project Cost:		\$ 20,606,717		\$ 21,927,056	

This conceptual level budget is based on 2022 construction costs
 The budget assumes mid-level construction materials including; masonry veneer, metal stud framing, with a structural steel superstructure and standard foundation systems, pending further geotechnical investigation.

TOWN OF EXETER PSB STUDY - COMMUNITY MEETING 5/4/22



OPTION 2	Low		High	
6 CONTINENTAL DRIVE - NEW POLICE AND FIRE SUBSTATION				
Site Development	\$	1,000,000	\$	1,100,000
Police Station - 15,785 s.f. \$ 325-350 psf	\$	5,130,125	\$	5,524,750
Fire Substation - 6,000 s.f. \$ 325-350 psf	\$	1,950,000	\$	2,100,000
Design and Construction Contingency - 10%	\$	808,013	\$	872,475
Contractor General Conditions	\$	560,000	\$	560,000
Construction Management Fee - 5%	\$	472,407	\$	507,861
Subtotal Construction Costs:	\$	9,920,544	\$ 455/sf	\$ 10,665,086
Project Soft Costs - 20% of Construction Costs	\$	1,984,109	\$	2,133,017
Architectural/engineering fees				
Geotechnical engineering				
Planning and permitting fees				
Builders' risk insurance				
Owner representative/clerk of the works				
Utility connection fees				
Backup generator				
Exterior signage				
Furniture, fixtures, equipment				
Gear storage, extractors, laundry equipment				
Security and IT equipment				
6 Continental Drive - Conceptual Level Project Costs:	\$	11,904,653	\$ 546/sf	\$ 12,798,104
Project Cost Associated with the Police Station	\$	8,928,490	\$	9,598,578
Project Cost Associated with the Fire Substation	\$	2,976,163	\$	3,199,526
20 COURT STREET - NEW FIRE STATION				
Site Development	\$	900,000	\$	925,000
Demolition of Existing Building	\$	225,000	\$	250,000
New 16,300 s.f. Fire Station Addition \$ 350-370 psf	\$	5,705,000	\$	6,031,000
Design and Construction Contingency - 10%	\$	683,000	\$	720,600
Contractor General Conditions	\$	720,000	\$	720,000
Construction Management Fee - 5%	\$	411,650	\$	432,330
Subtotal Construction Costs:	\$	8,644,650	\$ 530/sf	\$ 9,078,930
Project Soft Costs - 20% of Construction Costs	\$	1,728,930	\$	1,815,786
Architectural/engineering fees				
Geotechnical engineering				
Planning and permitting fees				
Builders' risk insurance				
Owner representative/clerk of the works				
Utility connection fees				
Backup generator				
Exterior signage				
Furniture, fixtures, equipment				
Gear storage, extractors, laundry equipment				
Security and IT equipment				
20 Court Street - Conceptual Level Project Costs:	\$	10,373,580	\$ 636/sf	\$ 10,894,716
OPTION 2 - Total Project Cost:	\$	22,278,233	\$	23,692,820

This conceptual level budget is based on 2022 construction costs
 The budget assumes mid-level construction materials including; masonry veneer, metal stud framing, with a structural steel superstructure and standard foundation systems, pending further geotechnical investigation.



TOWN OF EXETER PSB STUDY - COMMUNITY MEETING 5/4/22

OPTION 3				
	Low		High	
6 CONTINENTAL DRIVE - NEW POLICE AND FIRE SUBSTATION				
Site Development	\$	1,000,000	\$	1,100,000
Police Station - 15,785 s.f. \$ 325-350 psf	\$	5,130,125	\$	5,524,750
Fire Substation - 6,000 s.f. \$ 325-350 psf	\$	1,950,000	\$	2,100,000
Design and Construction Contingency - 10%	\$	808,013	\$	872,475
Contractor General Conditions	\$	560,000	\$	560,000
Construction Management Fee - 5%	\$	472,407	\$	507,861
Subtotal Construction Costs:	\$	9,920,544 \$ 455/sf	\$	10,665,086 \$ 490/sf
Project Soft Costs - 20% of Construction Costs	\$	1,984,109	\$	2,133,017
Architectural/engineering fees				
Geotechnical engineering				
Planning and permitting fees				
Builders' risk insurance				
Owner representative/clerk of the works				
Utility connection fees				
Backup generator				
Exterior signage				
Furniture, fixtures, equipment				
Gear storage, extractors, laundry equipment				
Security and IT equipment				
6 Continental Drive - Conceptual Level Project Costs:	\$	11,904,653 \$ 546/sf	\$	12,798,104 \$ 587/sf
Project Cost Associated with the Police Station	\$	8,928,490	\$	9,598,578
Project Cost Associated with the Fire Substation	\$	2,976,163	\$	3,199,526
HOLLAND WAY - NEW FIRE STATION				
Site Development	\$	1,400,000	\$	1,500,000
New 16,300 s.f. Fire Station \$ 350-370 psf	\$	5,705,000	\$	6,031,000
Design and Construction Contingency - 10%	\$	710,500	\$	753,100
Contractor General Conditions	\$	720,000	\$	720,000
Construction Management Fee - 5%	\$	426,775	\$	450,205
Subtotal Construction Costs:	\$	8,962,275 \$ 550/sf	\$	9,454,305 \$ 580/sf
Project Soft Costs - 20% of Construction Costs	\$	1,792,455	\$	1,890,861
Architectural/engineering fees				
Geotechnical engineering				
Planning and permitting fees				
Builders' risk insurance				
Owner representative/clerk of the works				
Utility connection fees				
Backup generator				
Exterior signage				
Furniture, fixtures, equipment				
Gear storage, extractors, laundry equipment				
Security and IT equipment				
Holland Way - Conceptual Level Project Costs:	\$	10,754,730 \$ 660/sf	\$	11,345,166 \$ 696/sf
OPTION 2 - Total Project Cost:	\$	22,659,383	\$	24,143,270

This conceptual level budget is based on 2022 construction costs
 The budget assumes mid-level construction materials including; masonry veneer, metal stud framing, with a structural steel superstructure and standard foundation systems, pending further geotechnical investigation.



Q & A